

Send Tax Notices to:
WAT Development, LLC
PO Box 28
Spanish Fork, UT 84660

ENT 192515:2021 PG 1 of 4
Andrea Allen
Utah County Recorder
2021 Nov 16 01:29 PM FEE 44.00 BY KR
RECORDED FOR Pro-Title and Escrow, Inc.
ELECTRONICALLY RECORDED

WARRANTY DEED

PTE- 38093-P

Tax Serial No. 24:007:0025

Landtek, LLC

Grantor, County of Utah, State of Utah, hereby CONVEYS AND WARRANTS to

WAT Development Group, LLC

Grantee, County of Utah, State of Utah, for the sum of

~ TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS ~

the following described tract of land in Utah County, State of Utah:

See Attached Exhibit "A"

SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS OF WAY OF RECORD, AND TO GENERAL PROPERTY TAXES FOR 2021 AND THEREAFTER.

Witness the hand of said grantor this **November 8, 2021**

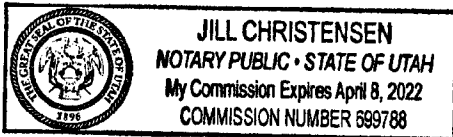
Landtek, LLC
By HB3 Holdings, LLC, it's Manager

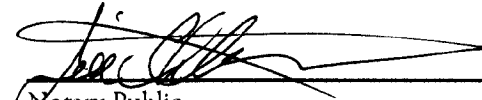


b: Steven Wilson, Manager

STATE OF UTAH)
) §.
County of Utah)

On this **8th** Day of **November, 2021**, before me, the undersigned Notary Public, personally appeared **Steven Wilson**, known to me to be the member(s) or designated agent(s) of the limited liability company that executed the above, and acknowledged to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and an oath stated that they are authorized to execute said instrument freely and voluntarily for the purposes and use herein mentioned on behalf of the limited liability company.





Notary Public

Pro-Title & Escrow, Inc.
File No. 38093-P

EXHIBIT "A"

Parcel 1: Commencing at the Southeast corner of the Northeast quarter of Section 2, Township 8 South, Range 2 East, of the Salt Lake Base and Meridian; thence West 43 rods; thence North 77 rods; thence East 43 rods; thence South 77 rods to the beginning.

TOGETHER WITH any portion deeded by way of a Boundary Line Agreement recorded November 7, 2005, as Entry No. 127799:2005 in the Utah County Recorder's Office, also described as follows:

Beginning at a point which lies South 0° 26' 55" East 62.26 feet along the Section line and West 2.36 feet from the Northeast corner of Section 2, Township 8 South, Range 2 East, Salt Lake Base and Meridian; and running thence South 89° 45' 28" West 659.61 feet along an existing fence on the South side of 4000 South Street; thence South 0° 21' 54" East 1273.01 feet along an existing fence; thence North 89° 58' 09" East 658.57 feet along an existing fence; thence North 0° 19' 03" West 1275.44 feet along an existing fence on the West side of 800 West Street to the point of beginning.

LESS AND EXCEPTING any portion deeded by way of a Warranty Deed recorded July 24, 1969, as Entry No. 6440, in Book 1147, at Page 337 in the Utah County Recorder's Office, also described as follows:

Commencing at the Northwest corner of the Northeast quarter of Section 2, Township 8 South, Range 2 East, Salt Lake Base and Meridian; thence South 113.84 rods; thence East 38 rods; thence North 30.84 rods; thence East 81.34 rods; thence North 83 rods; thence West 119.33 rods more or less to the place of beginning.

ALSO LESS AND EXCEPTING any portion deeded by way of a Warranty Deed recorded February 19, 2014, as Entry No. 11077:2014 in the Utah County Recorder's Office, also described as follows:

a portion of that real property described by Deed Entry No. 10122:1969 being located in the Northeast quarter of Section 2, Township 8 South, Range 2 East, Salt Lake Base and Meridian, described as follows:

Beginning at a point located West 25.14 feet from the East quarter corner of Section 2, Township 8 South, Range 2 East, Salt Lake Base and Meridian (Basis of Bearing = South 0° 26' 26" East along the Section line from the East quarter corner to the Southeast corner of said Section 2); thence West 684.36 feet; thence North 626.44 feet; thence South 47° 31' 47" East 854.18 feet; thence South 42° 27' 48" West 12.94 feet; thence South 47° 32' 12" East 50.00 feet;

thence North 42° 27' 48" East 12.94 feet; thence South 47° 31' 47" East 23.60 feet to the point of beginning.

Parcels 2, 3, & 4: Commencing at a point 86 rods West of Southeast Corner of Northeast quarter of Section 2, Township 8 South, Range 2 East, Salt Lake Base and Meridian; running thence West 30 rods; thence North 46.16 rods; thence West 6 rods; thence North 30.84 rods; thence East 36 rods; thence South 77 rods to the place of beginning.

LESS AND EXCEPTING therefrom any portion deeded by way of a Quit Claim Deed recorded January 30, 2004, as Entry No. 10652:2004 in the Utah County Recorder's Office, also described as follows:

Commencing 648.95 feet East and 83 rods South of the North quarter corner of Section 2, Township 8 South, Range 2 East, Salt Lake Base and Meridian; thence East 535 feet; thence South 237 feet; thence Westerly 541 feet, more or less to the point 229 feet South of beginning; thence North 229 feet to the place of beginning.

ALSO LESS AND EXCEPTING any portion deeded by way of a Warranty Deed recorded July 24, 1969, as Entry No. 6440, in Book 1147, at Page 337 in the Utah County Recorder's Office, also described as follows:

Commencing at the Northwest corner of the Northeast quarter of Section 2, Township 8 South, Range 2 East, Salt Lake Base and Meridian; thence South 113.84 rods; thence East 38 rods; thence North 30.84 rods; thence East 81.34 rods; thence North 83 rods; thence West 119.33 rods more or less to the place of beginning.

ALSO LESS AND EXCEPTING any portion deeded by way of a Warranty Deed recorded February 19, 2014, as Entry No. 11077:2014 in the Utah County Recorder's Office, also described as follows:

a portion of that real property described by Deed Entry No. 10652:2004 being located in the Northeast quarter of Section 2, Township 8 South, Range 2 East, Salt Lake Base and Meridian, described as follows:

Beginning at a point located West 1419.00 feet and North 181.80 feet from the East quarter corner of Section 2, Township 8 South, Range 2 East, Salt Lake Base and Meridian (Basis of Bearing = South 0° 26' 26" East along the Section line from the East quarter corner to the Southeast corner of said Section 2); thence North 53° 14' 25" West 431.71 feet; thence North 42° 28' 13" East 512.23 feet; thence South 636.20 feet to the point of beginning.

Parcel 5: Commencing 11 chains East of the Northwest corner of the Southeast quarter of Section 2, Township 8 South, Range 2 East, Salt Lake Base and Meridian; thence East 5 chains; thence South 2° West 10.03 chains; thence North 89 1/4° West 5 chains; thence North 2° East 9.96 chains to the place of beginning.

Parcel 6: Commencing North 695.12 feet & West 709.49 feet from the East Quarter Corner of Section 2, Township 8 South, Range 2 East, Salt Lake Base & Meridian; thence West 163.02 feet; thence North 50 deg 58' 30" West 206.77 feet; thence South 42 deg 27' 48" West 106.14 feet; thence North 41 deg 49' 09" West 281.09 feet; thence South 42 deg 28' 13" West 187.73 feet; thence North 452.46 feet; thence East 709.49 feet; thence South 575.36 feet to the beginning.